

PUBLIC HEARING NOTICE

POST BY: 12/22/03

REMOVE AFTER: 01/20/04

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rocklin will hold a public hearing in the Council Chambers at the **Rocklin Administration Building, 3970 Rocklin Road, Rocklin**, beginning at 7:30 p.m. on Tuesday, January 20, 2004 to consider the following:

**RE: PARCEL K
DEVELOPMENT AGREEMENT AMENDMENT (DA-2002-02A)
SIGNATURE PROPERTIES (BRIAN STEVENSON)**

PUBLIC HEARING

Project description: A Development Agreement (Ordinance 860) was approved for this property effective August 23, 2002. In September 2003, a Tentative Subdivision Map application to divide the 47.01 acre site into 109 single family residential lots, as well as 3 other parcels consisting of open space and drainage detention facilities was approved. The original Development Agreement stated that the open space and drainage facilities would be owned and maintained by a Homeowners Association. Through the Tentative Subdivision Map approval process it was determined that the City would own and maintain these areas and facilities instead. A condition of the Tentative Subdivision Map required that the Development Agreement be modified to reflect the change in open space/drainage facility ownership and maintenance responsibility. The applicants have submitted the necessary documentation to complete the Development Agreement modification.

Project location and APN(s): The project site is located just beyond the existing terminus of Wyckford Boulevard and Kali Place. It is adjacent to existing neighborhoods in Stanford Ranch along Pebble Beach Road. APN# 017-180-056.

Project site's zoning and General Plan designations: The City of Rocklin General Plan designations for the site include LDR (Low Density Residential), MDR (Medium Density Residential), and R-C (Recreation/Conservation). The site is zoned PD-3B (Residential Planned Development, 3 dwelling units per acre), PD-3.5 (Residential Planned Development, 3.5 dwelling units per acre), and OS (Open Space) in accordance with the North West Rocklin General Development Plan.

An EIR was previously approved in 2002 for the development of this site. Pursuant to the California Environmental Quality Act (CEQA) Section 15162 "Subsequent EIRs and Negative Declarations", it has been determined that no additional environmental review is necessary.

Applicant and property owner: The applicant is Signature Properties (represented by Brian Stevenson). The property owner is Signature Properties.

Any person interested in any agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 625-5160 for further information.

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